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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, JOHN W. FORSSEN and PAULETTE D. FORSSEN, husband and wife, of Kennebunk, in the County of York and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration, paid by UNION/FRONT CORP., a Maine corporation, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said UNION/FRONT CORP., its heirs and assigns forever, the following described premises:

A certain lot or parcel of land with the buildings thereon, situated on the West side of Upper Main Street in Waterville, in the County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pin on the West side of said Main Street, which lies fifty and one tenth (50.1) feet southerly from an iron pin marking the Southeasterly corner of property of Dr. Marshall Gerrie; thence south seventy-nine degrees west six hundred twenty-two (622) feet to an iron pin; thence turning at an interior angle of ninety-nine degrees seventy-five minutes and running south one degree thirty-five minutes east sixty-three and seventy-five hundredths (63.75) feet to an iron pin; thence north eighty-three degrees forty-two minutes west six hundred seventy-one (671) feet, more or less, to the west side of Main Street; thence northerly and westerly in a jog and continuing north seven degrees fifty-one minutes west two hundred thirty-nine (239) feet more or less, to the point of beginning.

The above-described premises are conveyed with the benefit of a right of way, in common with others, and without obstruction, over a fifty (50) foot parcel of land lying next northerly of the above-described premises westerly four hundred (400) feet.

The above-described premises are likewise subject to a fifty (50) foot easement consisting of the southerly fifty (50) feet of said property as described in a certain easement agreement with Central Maine Power Company dated November 28, 1962, recorded in Kennebec County Registry of Deeds, Book 1289. Page 30.

For the within grantors' source of title to the above described premises, reference may be had to a warranty deed from Judith W. Monroe to the grantors dated July 19, 1984 and recorded in said Registry in Book 2706, Page 187.

Witness our hands and seals this 24th day of April, 1987

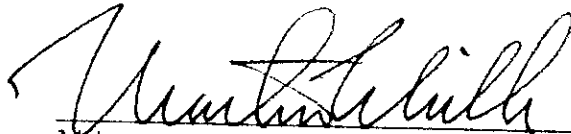
John W. Forssen
John W. Forssen
Paulette D. Forssen
Paulette D. Forssen

STATE OF MAINE
County of Kennebec

Date: April 24, 1987

Then personally appeared the above named John W. Forssen and Paulette D. Forssen and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Attorney at Law
Martin L. Wilk

RECEIVED KENNEBEC SS.
1987 MAY -8 AM 9:00
RECORDED FROM ORIGINAL